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AGENDA

Item No. ( 51:2016 )

Screening Committee No. ( 33915. )

DT. 04.05.2016

**Subject: Modification in Layout Plan of Sector-36, Rohini, Ph.-V w.r.t. providing entry/exit approach road from 60.0 m. wide R/W road through 45.0 m. wide green belt to Heliport Site.**

(File No. F.20(05)2008/MP)

Synopsis

Modification in Layout Plan of Sector-36, Rohini, Ph.-V w.r.t. providing entry/exit approach road from 60.0 m. wide R/W through 45.0 m. wide green belt to Heliport site is placed before Screening Committee for consideration and approval.

**1. BACKGROUND**

The change of landuse of site under reference measuring 25 acres from "Recreational (District Park)" to "Transportation (Heliport)" was notified by Ministry of Urban Development vide S.O. No. 1752(E) dated 14.07.2009 for construction of Heliport at Sector-36, Rohini, Ph.-V. Accordingly, land was allotted to Ministry of Civil Aviation for setting up of Heliport. As per the letter vide no. Pawan Hans/CO/CIVIL/RH/20 dated 31.03.2015 issued by Head (Admin.) of Pawan Hans Limited, it was requested to provide entry/exit approach road connecting to Passenger Terminal complex from main road from BhagwanMahaveer road (60.0 m. wide arterial road).

**2. EXAMINATION**

- i. As per the letter dated 31.03.2015 issued by Head (Admin.) of Pawan Hans Limited, it was requested to provide two approach roads connecting to Passenger Terminal Complex from 60.0 m. wide arterial road by puncturing of 45.0 m. wide proposed green buffer.
- ii. With reference to the above said letter dated 31.03.2015, Rohini planning office suggested vide letter no. F.20(05)/2008/MP/227 dated 29.04.2015 to explore the approach road from proposed 30.0 m. wide road on eastern side of heliport complex instead of puncturing the 45.0 m. wide green buffer as shown in approved layout plan of Sector-36, Rohini.
- iii. Subsequently, a letter dated 06.08.2015 from Pawan Hans Limited was received in the Rohini Planning office regarding the same matter of providing approach entry and exit road from proposed 60.0 m. wide arterial road. In this regard, the matter was sent to UTTIPEC & Landscape Deptt., DDA for their observations. After the examination, both Deptt. of DDA ( UTTIPEC & Landscape) stated that, it is desirable to provide the entry /exit at the extreme corner preferably at 30.0 wide road instead of puncturing green buffer.
- iv. On the basis of above, the matter was placed in 337<sup>th</sup> Screening Committee meeting held on 15.03.2016 vide item no. 21:2016. The proposal was not approved with the observation that due to shortage of green in Delhi the contagious green buffer should not be punctured. Another access to heliport site be given from the 30.0 m. wide road for better circulation.

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- v. Subsequently, Chairman & Managing Director of Pawan Hans limited vide letter r. Pawan Hans/CO/CIVIL/RH/23 dated 03.05.2016 submitted fresh proposal of single exit and entry road in place of two separate entry & exit access road link to Heliport Complex for approval.
- vi. Chairman & Managing Director of Pawan Hans limited explained that the entry & exit from the side road is not technically feasible.
- vii. The matter was re-examined in reference to letter dated 03.05.2016 of Chairman & Managing Director of Pawan Hans Ltd. and the proposal is as follows.

### 3. PROPOSAL

- i. The proposal is to provide 2X6.0 m. wide drive way with 3.5 m. wide median from 60.0 m. wide RW road through 45.0 m. wide Green Belt (as per the proposal submitted by Pawan Hans Ltd.) for Heliport Complex at Sector-36, Rohini Ph.-V.
- ii. No temporary/ permanent construction to be permitted on approach road. Guard room/ Check Naka to be kept within the plot boundary of Heliport site.
- iii. The proposed 2X6.0 m. wide drive way with 3.5 m. wide median to be constructed and maintained by DDA.
- iv. The green belt along 60.0 m. wide road will be maintained by DDA for providing services in future.
- v. The Development Control Norms will be followed as per Master Plan for Delhi 2021.

The drawing with above proposal is attached (Refer Annexure 'A')

**DELHI DEVELOPMENT AUTHORITY**  
**MUPW-CO-ORDINATION UNIT**  
 Approved in... 339/H... Screening  
 Committee Meeting Dated... 04-05-16  
 Vide item No. 51/2016  
 Dy. Director (Arch.) Co-ordin.

### 4. FINANCIAL LIABILITY / SOCIAL GAIN:

There is no financial implication from planning point of view as proposal is to provide approach road to the Heliport site.

### 5. FOLLOW UP ACTION

After approval of Layout Plan by the Screening Committee, the same will be forwarded to concerned Departments for action as follows:

- i. Engineering Wing (Civil), Rohini, DDA -For Construction of Roads.
- ii. Land Disposal Wing, DDA -For information.
- iii. Land Management Wing -For information
- iv. Landscape Unit, DDA - For incorporation in landscape plan of 45.0 m. wide Green Belt along 60.0 m. wide road.

*H.K. Bharti*  
 21/05/16  
 (H.K. Bharti)  
 Director (Plg.) Rohini  
 Zone-M &H(Part)

*(A.K. Malhotra)*  
 03/05/16  
 Dy. Dir. (Plg.) Rohini  
 Zone-M

*(Deepak Joshi)*  
 03/05/16  
 Asstt. Dir.(Plg.) Rohini  
 Zone-M

**DELHI DEVELOPMENT AUTHORITY**  
**CERTIFIED**  
 Approved in... 339/H... Screening  
 Committee Meeting Dt. 04/05/2016  
 vide Item No. 51/2016  
 Sign...  
 Name H.K. BHARTI  
 Designation, D.I.R. (PLG.) ZONE-M

*SA*  
 P.G. ASSTT.

*(Gohi)*  
 ASSTT. DIR. (PLG.) ZONE-M

*(A.K. Malhotra)*  
 19/05/16  
 Dy. DIRECTOR (PLG.) ZONE-M